

DEVELOPMENT APPLICATION COMMUNITY MEETING AGENDA

Downtown West Mixed-Use Plan (Google Project)

Proposed General Plan Amendment, Planned Development Rezoning, & Planned Development Permit (File Nos. GP19-009, PDC19-039, PD19-029, HL20-004, HL20-005, HP20-002, & PT20-027)

Monday, October 19, 2020

6:30 p.m. – 8:30 p.m.

Zoom teleconference - <https://sanjoseca.zoom.us/j/92905636356>

Meeting Purpose: To present information about the proposed project and the development review process, and to gather comments/feedback from the public for consideration.

Project: The project includes a Planned Development Rezoning, Planned Development Permit, General Plan Amendments, Historic Landmark boundary Amendments, Historic Preservation Permit, and Vesting Tentative Map to facilitate a project that would be able to develop the construction of up to 7,300,000 gross square feet (GSF); up to 5,900 residential units ; up to 500,000 GSF of active uses, which may include retail, cultural, arts, etc.; up to 100,000 GSF of event space; up to two central utility plants totaling approximately 130,000 GSF; up to 300 hotel rooms; up to 800 rooms of limited-term corporate accommodations; and approximately 15 acres of open space. The project also proposes infrastructure, transportation, and public area improvements.

The most recent submittal includes more details about the process and illustrates the development of the overall site. The application for a Planned Development Zoning District includes an updated General Development Plan. The Planned Development Permit is the permit that implements the Planned Development Zoning District and in the Planned Development Permit is comprehensive set of Design Standards and Guidelines (DWDSG) that lay in details the rules for design and build out of the site. The General Plan Amendments are to change text and maps in the Envision San José 2040 General Plan and Diridon Station Area Plan to align with the project. The submittal also includes modifications to the historic landmark boundaries of the Southern Pacific Depot and San José Water Company, Historic Preservation Permit for the San Jose Water Company site, and a Vesting Tentative Map.

For more information on the project and copies of the documents, please visit the City's project page at www.sanjoseca.gov/googleproject.

In advance of the Community Meeting, please view video presentations and submit comments and questions at <https://www.diridonsj.org/fall2020-google>.

Agenda:

Staff and Applicant Presentation (6:30 to 7:10)

- Welcome, introductions, and agenda overview
- Brief overview of project and City review process, followed by applicant presentation (please view full presentations available at: www.diridonsj.org/fall2020-google)
- Summary of questions and comments submitted in advance of the meeting (please email staff or submit questions using the feedback form available at: www.diridonsj.org/fall2020-google)

Breakout Group Discussions (7:15 to 8:30)

- Community members will be put into a breakout room with a facilitator, note taker, City staff, and applicant representative(s), where they can ask questions and provide comments on the updated submittal

Meeting Adjournment (8:30)

Important Links:

- View the Downtown West Development Application visit: www.sanjoseca.gov/googleproject
- View project overall presentations, submit questions and feedback visit: www.diridonsj.org/fall2020-google
- For additional Diridon Station Area background information and engagement process: www.diridonsj.org/diridon-station-area-plan-google-project
- To view the Downtown West Environmental Process and documents visit: <https://www.sanjoseca.gov/your-government/department-directory/planning-building-code-enforcement/planning-division/environmental-planning/environmental-review/active-eirs/downtown-west-mixed-use-plan>
- For the applicants project page, including a digital engagement exercise visit: <https://realestate.withgoogle.com/sanjose/>

If you have questions regarding the project or this meeting, please contact one of the following people:

City of San Jose Planning Division

James Han
Development Review Project
Manager
Email: James.Han@sanjoseca.gov

Applicant's Representative

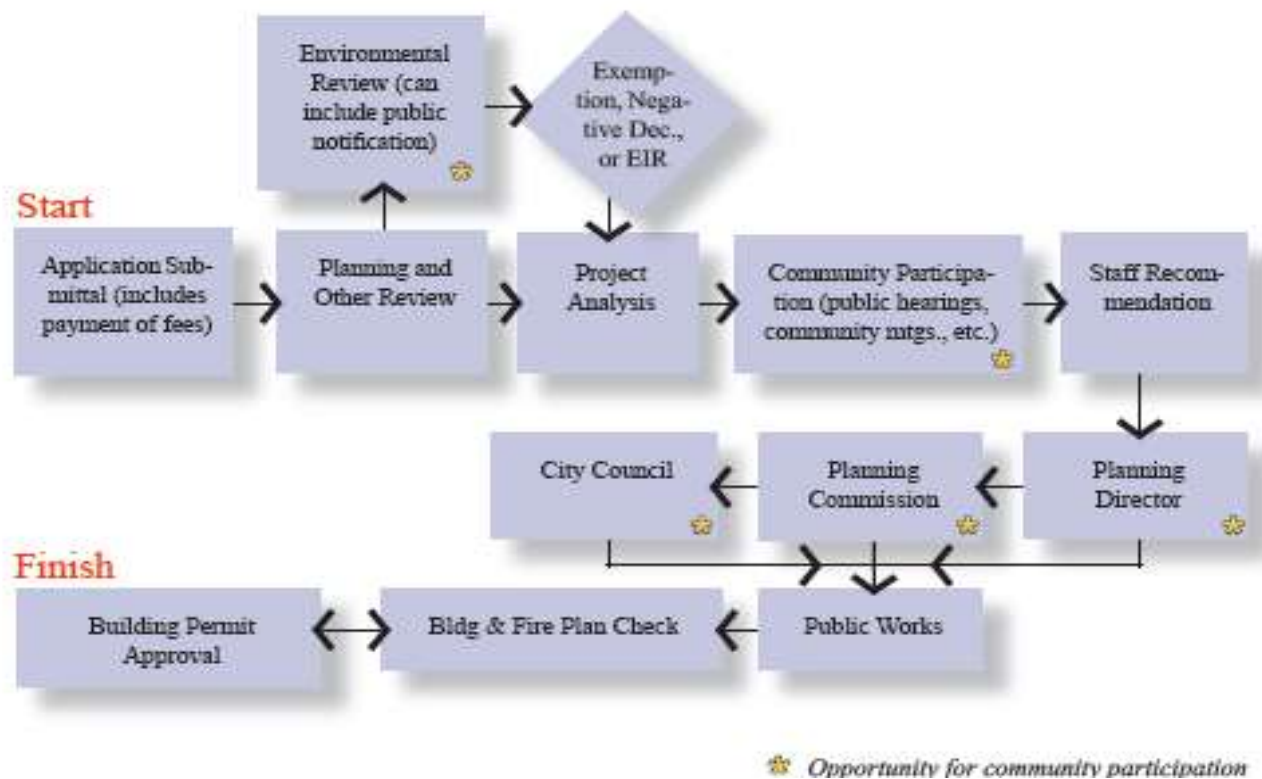
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City of San Jose Environmental

Shannon Hill
Planning's Environmental Review
Project Manager
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Development Review Process

The flow chart below gives a basic depiction of the steps involved in the development review process.



Environmental Review under the California Environmental Quality Act (CEQA)

CEQA requires disclosure of the potential environmental effects resulting from the construction or implementation of a project prior to the City taking any discretionary action that could have a physical impact on the environment. The City determined that the project may have a significant impact on the environment and will prepare an Environmental Impact Report (EIR). The City Council must certify the EIR before making a decision on the project itself. The environmental review process occurs in parallel to the development review process described above.

The EIR analyzes the project's potential environmental impacts on the following environmental categories: air quality; biological resources; cultural resources and tribal cultural resources; energy; geology and soils; greenhouse gas emissions; hazards, hazardous materials, and wildfire; hydrology and water quality; land use and planning and agriculture and forestry resources; mineral resources; noise; population and housing; public services and recreation; transportation; utilities and service systems; and cumulative impacts, considering other proposed development in the project vicinity. In addition, the EIR identifies and evaluates alternatives, including a "no-project" alternative, to the project that would reduce or avoid one or more of the identified impacts of the project, while achieving most of the identified basic objectives of the project. This knowledge informs the public and helps local officials make informed decisions about the project and its effect on the environment.

The Draft EIR is currently available for public review and comment as part of this process via a link to the EIR Webpage on the project website: www.sanjoseca.gov/googleproject. **The public review period started on Wednesday October 7, 2020 and ends on Monday, November 23, 2020.** Comments are due by 5:00 PM on November 23, 2020. Public comments and staff responses, including any additional analysis necessary to respond to public comments, will be included in the First Amendment to the EIR. The First Amendment and the Draft EIR will be combined to form the Final EIR. The Final EIR will be reviewed by the City of San José Planning Commission at a noticed public hearing, and the Planning Commission will make a recommendation to the City Council on certification of the EIR. The City Council, at a noticed public hearing, will consider the EIR and certify the EIR if they find the EIR to be adequate.

In addition, the public was provided an opportunity to voice their comments and/or submit formal written comments on the scope of the EIR at the Downtown West Mixed-Use Project (Google Project) EIR Scoping Meeting held on November 7, 2019 at San José City Hall, and a Notice of Preparation (NOP) was circulated for a 30-day public comment period (October 23, 2019 through November 22, 2019). A video recording of the scoping meeting is available online at: https://sanjose.granicus.com/ViewPublisher.php?view_id=51, and the NOP is available online at: <https://www.sanjoseca.gov/home/showdocument?id=41175>.

The EIR preparation and review process is summarized in the following chart:

EIR Preparation and Review Process

